



CITY OF HERMOSA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION
1315 VALLEY DRIVE | HERMOSA BEACH | CA 90254

FOR QUESTIONS PLEASE CONTACT PLANNING@HERMOSABEACH.GOV OR CALL (310) 318-0242
Office Hours: Monday to Thursday, 7:00 a.m. to 6:00 p.m.

PLAN SUBMITTAL FOR DRIVEWAY SLOPES: NEW RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL PROJECTS, AND ALL PROJECTS WITH NEW GARAGES AND DRIVEWAYS

The City of Hermosa Beach requires that driveway slopes not exceed 12.5% from the back-of-sidewalk to the garage face, and 2% from back of existing or future public improvements (curb, gutter, and sidewalk). Plans are rejected if the driveway exceeds the slope maximum allowed by Municipal Code Section 17.44.120(D).

Civil Plans for Improvements of 400 Square Feet or Greater:

All proposed driveway alterations and/or additions and remodels that are (1) equal to or exceed 400 square feet¹ or (2) any accessory building greater than 50 percent of existing enclosed floor areas submit civil engineered plans. Civil engineered plans shall be prepared, signed, and stamped by a Civil Engineer licensed in the State of California and include:

- Elevation at street flow line
- Elevation at back of walk
- Elevation of flow line a minimum of fifty feet (50') on either side of property
- Elevation at garage face
- All on site drainage, including sump pumps
- Elevation of top of curb
- Elevation at center of street
- Elevation at driveway center at centerline
- Specify precise slope for driveway
- Elevation at trench drain
- Location of all new and existing underground utilities (New sewer laterals shall include invert elevations at the property line and at the connection to the main)

No driveway approach shall be constructed less than two feet (2') from edge of driveway apron (please refer to attachment) to any obstruction including power poles for residential and four feet (4') for commercial.

Plan Submittal for Driveways with Slope of 5% or Greater:

To ensure continuous vehicular access from the garage or parking space to the Public Right-of-Way, Plan submittal for driveways that have a straight grade of 5% or greater measured from the parking space or garage floor to the back of sidewalk (which is a minimum of 7-inches above flow-line at curb) shall include the following:

- Design profiles for the new or modified driveway at each edge and driveway centerline.
- These profiles shall run from centerline of the street to the parking space or garage floor slab, with elevations shown at not more than 5-foot intervals.
- The profiles shall show any overhead beam or obstruction (e.g., cantilevered second floor, architectural feature) demonstrating a minimum 7-foot vertical clearance.
- The licensed professional shall certify on the plans that the design vertical curve profiles are "drivable" using a design template for a standard vehicle.

Hermosa Beach Municipal Code:

17.44.120(D) Driveways. No driveway providing access to any off-street parking space or garage shall have a slope greater than twenty (20) percent; provided, that any ramp slope in excess of twelve and one-half (12-1/2) percent includes transitions on each side with a minimum length of eight (8) feet and a maximum slope of one-half (1/2) the maximum ramp slope, in accordance with the driveway grade standards set forth below [graphic not shown here]; further, any area used for guest parking shall have a maximum slope of twelve and one-half (12-1/2) percent.

¹ Additions/remodels that are equal to or exceed 400 square feet that have no impact on the existing driveway maybe exempted from the stamped Civil Engineer requirement, with Public Works Department approval.